

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Heysen Grove, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,595,000

Property Type

House

Suburb

Doncaster East

Period - From

20/11/2024

to

19/11/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Mowbray Ct DONCASTER EAST 3109	\$1,700,000	13/09/2025
2	364 Serpells Rd DONCASTER EAST 3109	\$1,735,000	06/09/2025
3	4 Leawarra Cr DONCASTER EAST 3109	\$1,758,000	05/07/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/11/2025 10:33

7 Heysen Grove, Doncaster East Vic 3109



4 3 2

Property Type: House
Land Size: 547 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
20/11/2024 - 19/11/2025: \$1,595,000

Comparable Properties



8 Mowbray Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,700,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 656 sqm approx



364 Serpells Rd DONCASTER EAST 3109 (REI)

Agent Comments

4 2 4

Price: \$1,735,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 782 sqm approx



4 Leawarra Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 3 2

Price: \$1,758,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 651 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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